



*City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU11-00134 Mesquite Trails Unit Eight  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** January 26, 2012  
**Staff Planner:** Kevin Smith, 915-541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)  
**Location:** East of Joe Battle Boulevard and South of Vista Del Sol Drive  
**Legal Description Acreage:** 23.36 acres  
**Rep District:** 6  
**Existing Use:** Vacant  
**Existing Zoning:** R-3  
**Proposed Zoning:** N/A

**Nearest School:** John Drugan Elementary School (0.76-mile)  
**Nearest Park:** Mesquite Trails Off-Site Park (0.24-mile)  
**Parkland Fees Required:** N/A  
**Impact Fee Area:** Not in Impact Fee Area and not subject to impact fees

**Property Owner:** Americas Loop 375 Joint Venture  
**Applicant:** CEA Group  
**Representative:** CEA Group

**SURROUNDING ZONING AND LAND USE:**

**North:** ETJ/ Vacant

**South:** R-3 (Residential)/ Single-family development

**East:** R-3 (Residential)/ Vacant

**West:** R-3A/sp (Residential with a special permit)/ Single-family development

**THE PLAN FOR EL PASO DESIGNATION:** Residential and Parks/Open Space

**APPLICATION DESCRIPTION**

The applicant is proposing development of 92 single-family residential lots with the smallest being 6,200 square feet and the largest being approximately 14,470 square feet. Primary access will be from Sun Fire Boulevard.

This subdivision is located within the Paseos Del Sol Land Study which was approved in August 2006. Vested rights have been granted to utilize the previous subdivision code. The applicant has requested that Section 19.08.010 of the current subdivision code be used which would allow for the developer's engineer to design the water and wastewater plans. The applicant is also requesting the five following modifications:

- To allow for a 50-foot right-of-way with 32 feet of pavement with 5-foot sidewalks and 4-foot parkways.
- To allow for an 81-foot right-of-way which includes a 10-foot hike/bike trail as approved as part of the Paseos Del Sol Land Study.
- To allow for a 48-foot right-of-way with 28 feet of pavement with 5-foot sidewalks and 5-foot parkways.
- To allow for a turning heel angle greater than 90 degrees.
- To allow for a modified location map scale.

### **Development Coordinating Committee**

The Development Coordinating Committee recommends *approval* of the modifications based on reason 3 of Section 19.04.170.A of the previous code and *approval* of Mesquite Trails Unit Eight on a major preliminary basis.

### **Planning Division Recommendation**

Approval with modifications. In this case, Reason 3 is met because the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian passage.

### **Engineering and Construction Management – Land Development**

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat.
2. Location Map shall be scaled to 1"=600'

**The Subdivision is within Flood Zone X, “Areas determined to be outside 500- year floodplain” – Panel # 480214 0046 C, dated February 16, 2006.**

### **El Paso DOT**

Transportation does not object to the proposed plat and provides the following comments:

1. Transportation recommends the use of the current street cross sections which include five-foot sidewalks and five-foot parkways.

Transportation does not object to the following modifications:

1. Reduction of Sun Fire (Minor Arterial) width from 84ft. to 81ft. to accommodate a ten foot hike/bike trail within the west parkway as approved in the Paseos Del Sol Land Study.
2. The 48ft cross section on Fluff Grass Ln.
3. Cul-de-sac heel angle greater than 90 degrees at Arrow Weed Drive.

Notes: 1. Transportation will not provide an approval recommendation on any additional units within the Paseos Del Sol Land Study until a right-of-way connection is provided to Vista Del Sol Drive. This is in accordance with the approved TIA.

2. Temporary end of road markers or Type III Barricades shall be required at the end of Silver Leaf and Sun Fire.

3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

### **El Paso Water Utilities**

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU does not object to this request.

### **EPWU-PSB Comments**

#### **Water:**

2. There are existing 8-inch diameter water mains along the existing Snowy Plover Street and Surf Scoter Place. Also, there is an existing 16-inch diameter water main along Sun Fire Boulevard that dead-ends at the south property line of the subject subdivision.

3. A 16-inch diameter water main extension is required along the proposed extension of Sun Fire Boulevard.

#### **Sewer:**

4. There are existing 8-inch diameter sewer mains along the existing Snowy Plover Street and Surf Scoter Place. Also, there is an existing 12-inch diameter sewer main along Sun Fire Boulevard that dead-ends at the south property line of the subject subdivision.

5. A 12-inch diameter sanitary sewer main is required along the proposed extension of Sun Fire Boulevard.

#### **General**

6. Annexation fees are due at the time of new service application for individual water meters within the subject property.

7. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **PSB - Stormwater**

Below are comments for the subdivision referenced above.

### **Mesquite Trails Unit 8 – Major Preliminary**

1. On the preliminary plat identify the ultimate discharge locations for all stormwater runoff. At the improvement plan stage confirm existing conveyance and retention structures have sufficient capacity to handle developed runoff from the proposed subdivision.

2. Show all existing and proposed stormwater infrastructure.
3. At the improvement plan stage mitigate the amount of stormwater runoff on streets by extending the underground storm sewer system to capture street flow at critical points.
4. At the improvement plan stage protect the subject property from damage due to stormwater runoff from the adjacent undeveloped terrain.
5. Incorporate principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

#### **Parks and Recreation Department**

We have reviewed **Mesquite Trails #8**, a revised major preliminary plat map and offer **no objections** to this development and provide Developer / Engineer the following comments:

1. Parks Department request for all areas shown as "100' Wide Existing Gas Easement" to remain undisturbed.

Also, please note that this subdivision is composed of 92 (R-3) Single-family dwelling lots and does not include any parkland dedication within this plat however; applicant previously dedicated and constructed an 11.10-acre Off-site Park as part of the Paseos Del Sol Land Study.

Based on the following parkland calculations, this development meets the minimum "Parkland" requirements and applicant still has a credit balance of **3.41 acres** of parkland or **341 dwelling units** after this development that can be applied towards any subsequent subdivisions with-in the approved land study:

Nearest Parks within zone E-1: **Mesquite Trails Off-site (Burning Mesquite)** & **Paseo Del Sol**

Parkland calculations are as follows:

Parkland Credit Balance up to Mesquite Trails #7 (09/26/11) = 4.33 acres ...or .... 433 Dwelling Units

Mesquite Trails #8 = 92 Dwelling Units Requiring ... (-) 0.92 acres ...or ... (-) 92 Dwelling Units  
Remaining Credits after this development = **3.41 Acres** ...or ..... **341 Dwelling Units**

#### **Texas Gas Service**

No comments received.

#### **Central Appraisal District**

No comments received.

#### **El Paso Electric Company**

No comments received.

**911 District**

The 911 District requests that CARDINAL ST and RED ROBIN ST names be changed because they both currently exist inside the Emergency Response area

*(Due to a plat revision, this is no longer applicable.)*

**Fire Department**

No comments received.

**Sun Metro**

No comments received.

**Geographic Information Systems**

No comments received.

**Socorro School District**

No comments received.

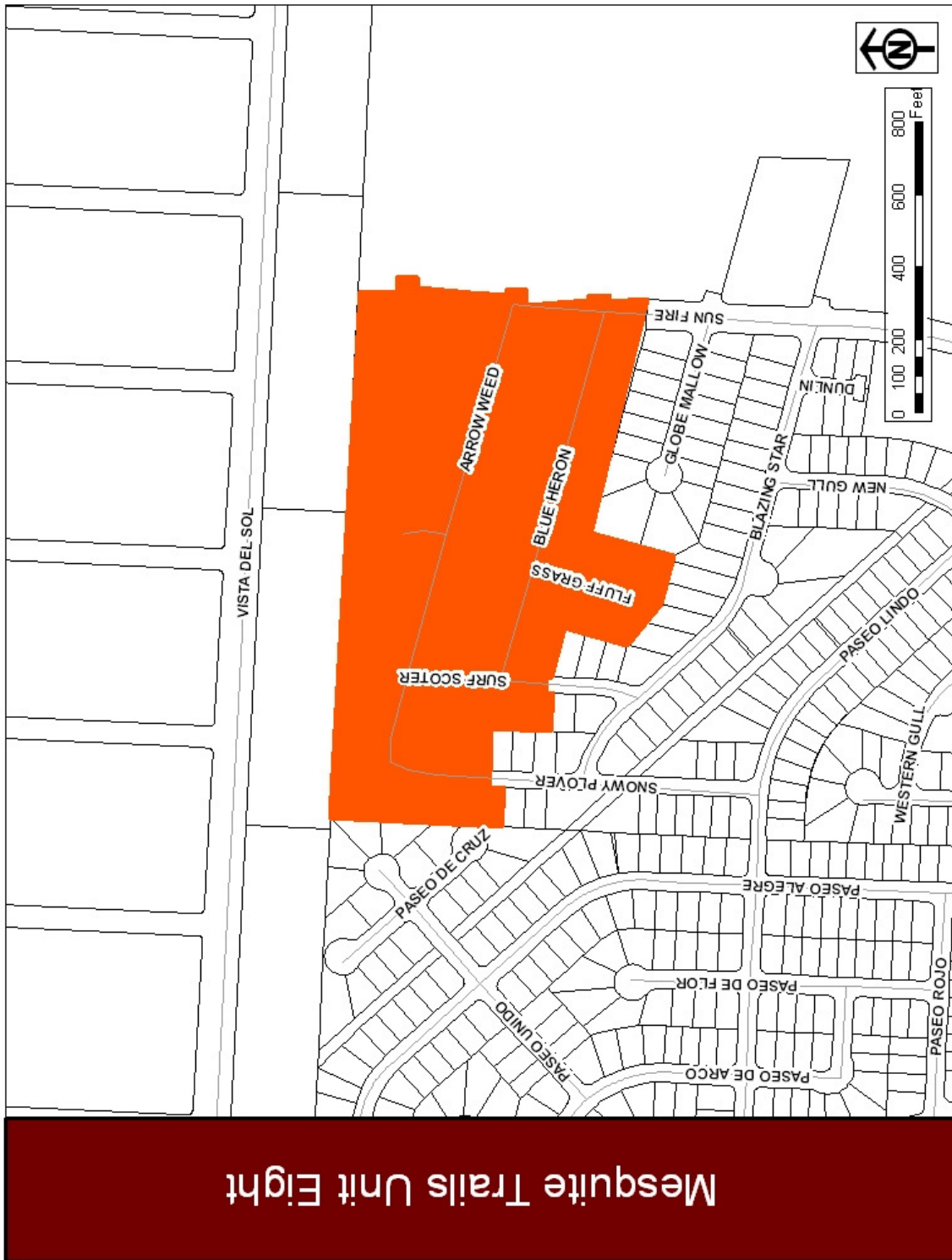
**Additional Requirements and General Comments:**

1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

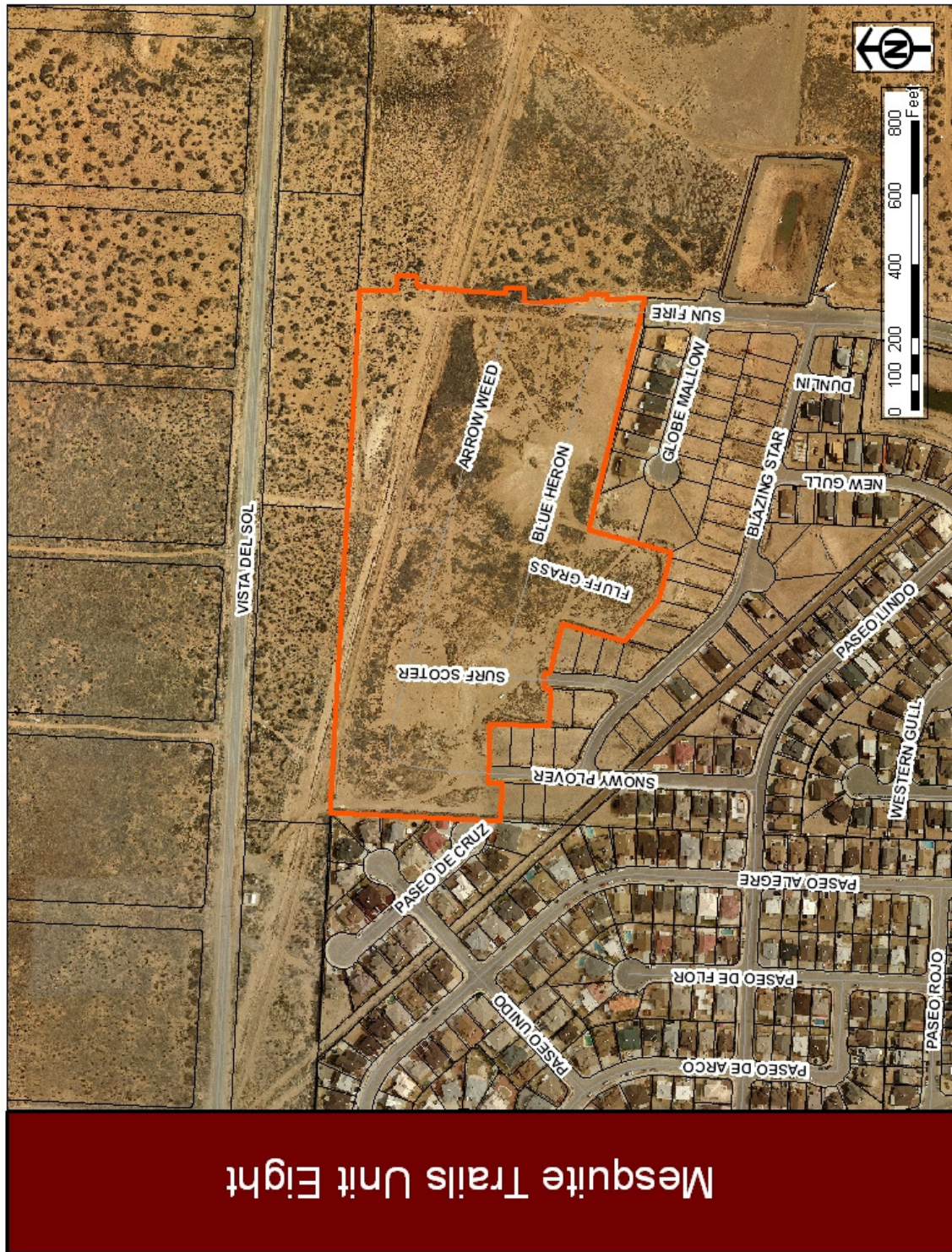
1. Location map
2. Aerial map
3. Preliminary Plat
4. Modification Request
5. Application

## ATTACHMENT 1



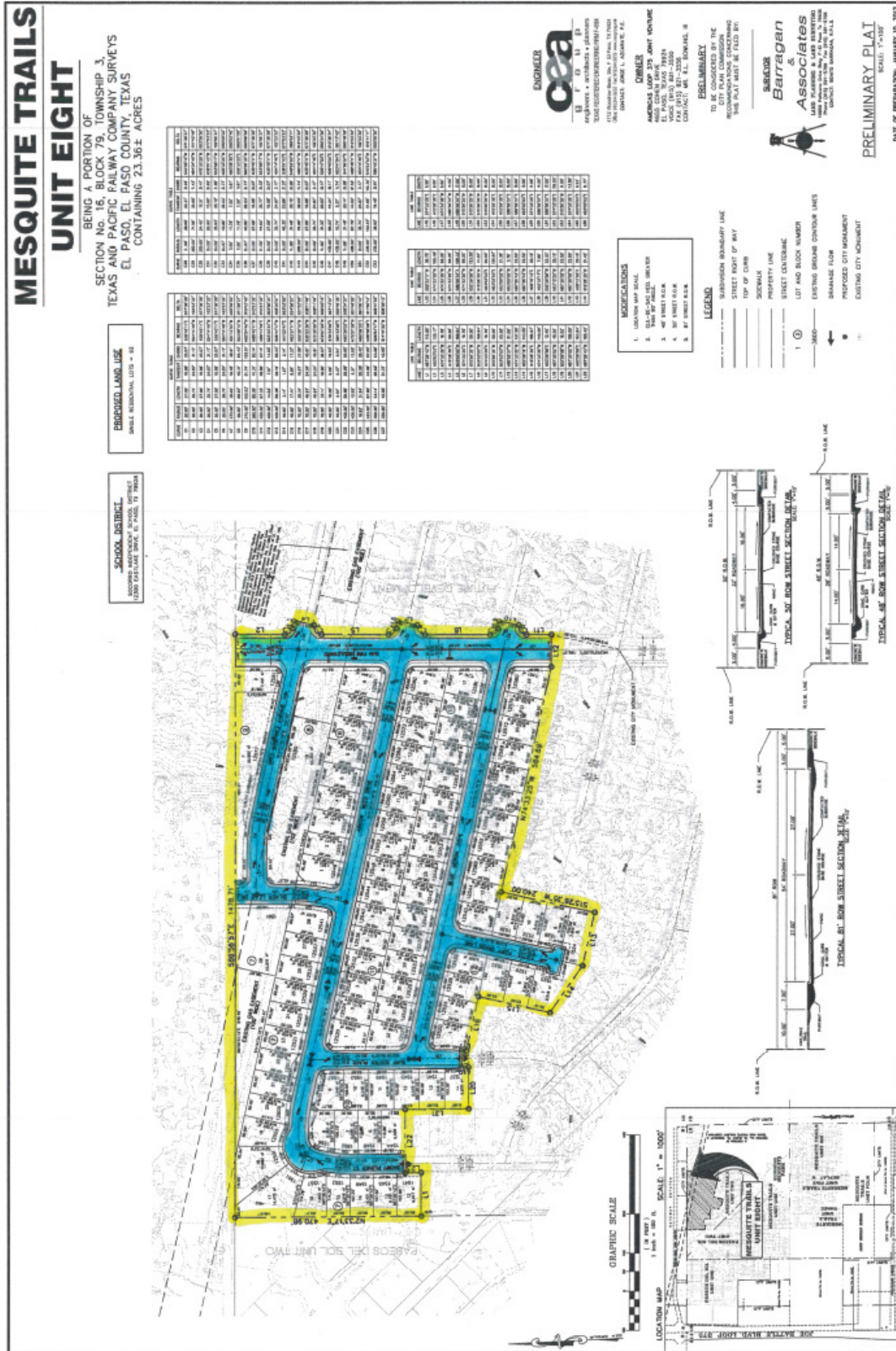


ATTACHMENT 2





# ATTACHMENT 3





## ATTACHMENT 4



Casner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

January 17, 2012

City of El Paso – Planning and Economic Development Department  
Two Civic Center Plaza – 5<sup>th</sup> Floor  
El Paso, Texas 79901

Attention: Kevin Smith

Reference: Mesquite Trails Unit Eight Subdivision  
**Modification Request-(REVISED)**

Dear Mr. Smith:

On behalf of the developer for the above referenced development, we request five (5) modifications to the City of El Paso Municipal Code-Subdivision Ordinance. Our modification requests are as follows:

- Reduce the residential sub-collector right-of-way width from 52-feet to 50-feet. Our proposed cross-section will include two (2) sixteen (16) foot driving lanes, two (2) nine (9) foot parkways, sidewalks located within the parkway, and standard curb and gutter.
- Reduce the minor arterial right-of-way width from 84-feet to 81-feet (Sun Fire Blvd.). The 81-foot right-of-way width will allow the proposed pavement section to match the existing section, and will accommodate a ten (10) foot hike/bike trail within the west parkway. The 81-foot street section was approved as part of the Paseos Del Sol Land Study.
- Allow for a 48-foot right-of-way width on Fluff Grass Ln. The 48-foot right-of-way will include two (2) ten (10) foot parkways, 28-foot roadway, sidewalks located within the parkway, and standard curb and gutter.
- Allow for a turning heel angle greater than 90°. The increased turning heel angle will be between 70°-110° and will accommodate an existing gas easement which runs through the proposed subdivision by allowing the proposed street (Arrow Weed Dr.) to run parallel to the easement.
- Allow for the location map scale to change from 1"=600' to 1"=1,000'. This change is requested in order to provide adequate coverage of the adjacent land uses and existing improvements.

We look forward to your favorable consideration of our requests. If you have any questions, please do not hesitate to call me at office number (915) 544-5232 or mobile number (915) 355-0583.

Sincerely,  
CEA Group



Jorge L. Azcarate, P.E.  
Project Manager

2000-145-I-modification-request(1-17-12)  
JLA/vcs

engineers • architects • planners

## ATTACHMENT 5



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: \_\_\_\_\_ FILE NO. \_\_\_\_\_

SUBDIVISION NAME: Mesquite Trails Unit Eight

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Section 16, Block 79, Township 3, Texas and Pacific Railway Company  
Surveys, El Paso, El Paso County, Texas
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	14.79	21.65	Office		
Duplex		2.6	Street & Alley	6.29	2.42
Apartment			Ponding & Drainage		20.8
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Gas Easement	2.28	2.00
School					1.2
Commercial			Total No. Sites		20.102
Industrial			Total (Gross) Acreage	44.66	23.36
3. What is existing zoning of the above described property? R-3 Proposed zoning? R-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Surface flow and Storm Drain to Ponding area.
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No \_\_\_\_\_  
If answer is "Yes", please explain the nature of the modification or exception Modification to R.O.W.  
width, Location map scale of 1"=1,000', street modification.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_  
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record Americas Loop 375 Joint Venture, 4655 Cohen Dr., El Paso, Tx 79924, (915) 821-3550  
 (Name & Address) (Zip) (Phone)

12. Developer Tropicana Development, 4655 Cohen Dr., El Paso, TX 79924, (915) 821-3550  
 (Name & Address) (Zip) (Phone)

14. Engineer CEA Group, 4712 Woodrow Bean, Ste. F, El Paso, TX 79924 (915) 544-5232  
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$1,901.00

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_



**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**